

## 6.0 Landover Alternative

Chapter 6 describes existing conditions of the affected environment and identifies the environmental consequences associated with the consolidation of the FBI HQ at the Landover site. A detailed description of the methodologies employed to evaluate impacts for each resource and the relevant regulatory framework is given in chapter 3, *Methodology*.

The Landover site consists of approximately 80 acres of vacant land located near the intersection of Brightseat Road and Landover Road in Prince George's County, Maryland. It is bound on the north by Evarts Street, on the east by the Capital Beltway, on the south by Landover Road, and on the west by Brightseat Road. Previously, the site was home to the Landover Mall, which operated between 1972 and 2002. As of December 2014, all facilities associated with Landover Mall have been demolished, and only the surface parking lot and retaining walls remain on-site. Commercial uses in proximity to the site include Woodmore Towne Centre, located across the Capital Beltway (Interstate [I]-95) to the east, and the Arena Plaza Shopping Center. South of Landover Road. West of the site along Brightseat Road is the Maple Ridge apartment complex, while H.P. Johnson Park, additional apartment and single-family residential communities are located north of the site. FedExField football stadium is located approximately three-quarters of a mile to the southwest of the site.

The analysis of environmental impacts for the Landover Alternative is based on the conceptual site plan shown in Figure 6-1. This site plan is informed by both site planning principles and design requirements based on FBI program needs. These site plans are conceptual in nature and represent a program-compliant layout that would yield the most conservative estimate of the environmental impacts associated with each alternative. Ultimately, the layout and design of the proposed FBI HQ could potentially be altered during the final design process with the selected exchange partner. GSA would perform supplemental NEPA analysis, as necessary, if there is substantial variance from what is considered in this EIS.

Figure 6-1: Landover Conceptual Site Plan

